





## FULLY SERVICED SITE C 1 ACRE/ 0.39 HA.,

Osberstown Business Park, Caragh Road, Naas, County Kildare.

 (01) 490 3201

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## For Sale by Private Treaty

- Located on the outskirts of Naas
- Zoned Industrial
- new motorway junction opening soon.
- Potential for a variety of Industrial uses.
- Full Planning for Warehouse/ Offices, fully serviced.



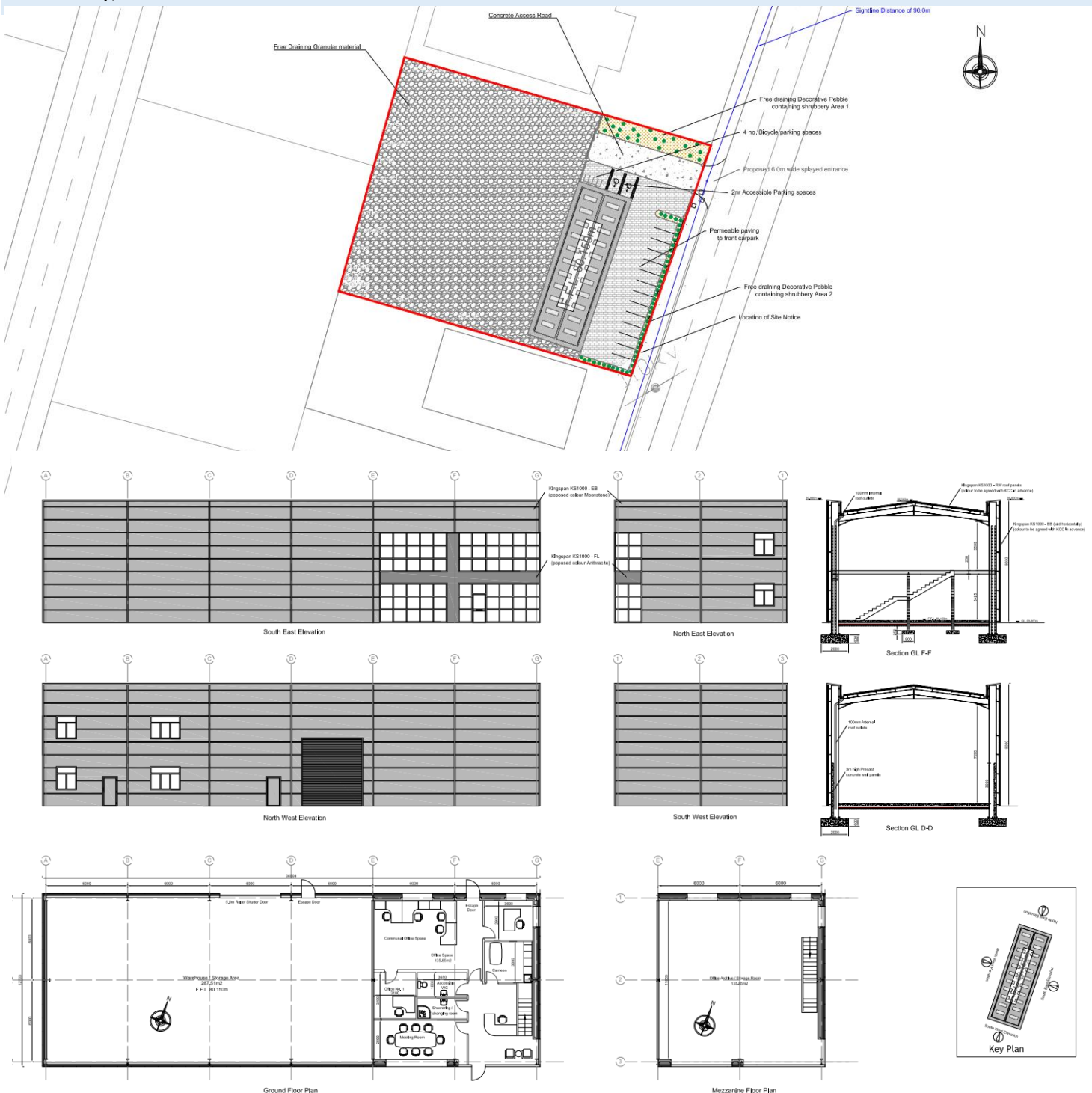


## LOCATION

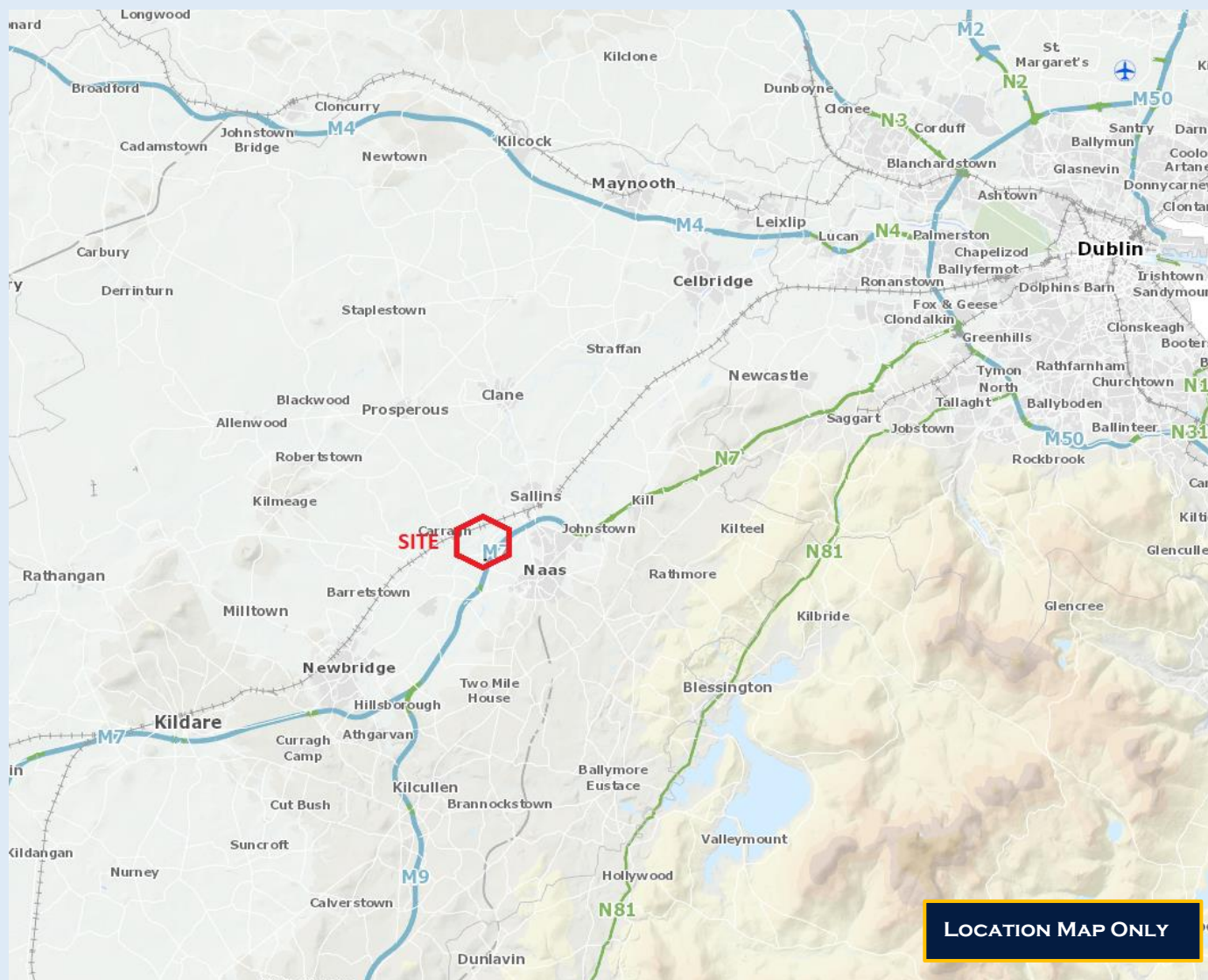
The property is located approximately 3km west of Naas town centre, a Kildare town with a population of approximately 20,000 (as of the 2011 Census), just off the M7 motorway at Osberstown Business Park. Located approximately 15km north east of Newbridge and 43km south west of Dublin city centre on the M7 motorway, this property is perfectly placed for easy commuting. Surrounding occupiers of the site include Glassco Recycling, Superior Pipes, IITC, SPP and Farmbake Bakery.

## DESCRIPTION:

The property comprises of a ready to go site approximately 0.39 ha/ 1 acres with full planning permission for a new 287 sq.m Full height warehouse, 135 sq.m Office Space and 135 sq.m Mezzanine Area. Planning was granted by Kildare County Council on the 15/12/2017 (Planning Ref 171029). The site is rectangular shaped with Secure boundary in place, 2.4m walls and palisade fencing Zoned "Industry and Warehousing" Established warehouse and logistics location within Close proximity to the M7 motorway The site is serviced, Water, Electricity, Foul.



Site Plans (Above) for illustrative purposes only



**VIEWING:**

**BY APPOINTMENT ONLY**

**PRICE REGION:**

**€295,000 (Excluding VAT)**



**J.P. & M.**  
**DOYLE**

Established. 1952

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**PSRA Licence: 002264**

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